

# Attachment 3 PMC Scope of Work



February 25, 2014

Shaun Cooper  
**COUNTY OF SAN LUIS OBISPO**  
1050 Monterey Street  
San Luis Obispo, CA 93408

**RE: BOB JONES PATHWAY RDEIR - SCOPE OF WORK**

Dear Mr. Cooper:

Based on our recent discussions, agency meetings, and public input following public review of the Bob Jones Pathway DEIR, PMC has prepared the following scope of work to prepare a Recirculated Draft EIR (RDEIR) focusing on analysis of two variations of a new project alternative. These alternatives, referred herein as Alternative 6A and 6B, will provide a comparative analysis of a new alignment for the pathway intended to (a) reduce potential conflicts with day-to-day agricultural operations and (b) incorporate the highway undercrossing concept instead of the US 101 overcrossing. The primary difference between Alternative 6A and 6B is a variation in the alignment (approximately 2,000 feet) within a portion of Segment 3. One variation (6A) places the path closer to San Luis Obispo Creek, while the other (6B) runs along US 101.

As a general approach, the RDEIR will be prepared consistent with CEQA Guidelines Section 15088.5. This section provides guidance regarding the content and circulation requirements for recirculating all or portions of a DEIR prior to certification. In terms of content, we recommend recirculating the entire Alternatives section of the DEIR (Chapter 3.0) in order to put the new alternative into context with the remainder of the document. Where potential impacts may be different between Alternative 6A and 6B, (with respect to agriculture or biological resources, for example), the analysis will clearly identify them.

The RDEIR will be prepared in a manner and in sufficient detail to allow County decision-makers enough information to consider approval of the new alternative and alignment options. To that end, PMC will be contracting with several technical specialists to provide support to the RDEIR. Additional studies are required in order to expand the survey boundaries of the project area to cover the alignment(s) and to provide quantitative analysis of key feasibility and environmental issues such as hydraulics and biological resources. This technical support includes:

- Questa Engineering (hydraulic analysis, topographic surveys and mapping updates)
- SWCA (expanded biological resource evaluation)
- Far Western (expanded cultural resource surveys)

PMC's scope of work for the RDEIR consists of the following tasks:

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## Task 1 – RDEIR Document Format and Introduction

As a new public review document, the RDEIR will contain a short introductory chapter explaining the purpose of the RDEIR, why the County is exploring an additional alternative, and the regulatory framework supporting preparation of the document.

## Task 2 – Alternative Description and Definition

To provide a framework for the analysis, PMC (in consultation with County staff and subconsultants) will prepare a project narrative and mapping of the new alternative and alignment variations. This task will include amendment to the project's Area of Potential Effect (APE) boundaries, confirmation and mapping of alignment location, and a general description of the alignment and its purpose and objectives.

Specific mapping tasks will include revised plan sheets showing:

- 1) Trail on east side of Higuera Street
- 2) Baron Canyon Area – New Bridge
- 3) Alternative 6A and 6B (with relocated bridge and with and without pedestrian tunnel under San Luis Bay Drive; trail options on Hwy 101 side of SLO Creek and adjacent to Hwy 101 on edge of orchard)
- 4) At-grade crossing/undercrossing of San Luis Bay Drive
- 5) Undercrossing of US 101
- 6) Revised cross sections to show 12-foot trail section with two 2-foot shoulders where possible

The plan sheets will be provided in CAD and pdf format and will be similar in appearance to the existing plan set, with concept plan view and cross sections of the trail, relocated bridge, alignment options A and B in Segment 3, San Luis Bay at-grade crossing and undercrossing, and SLO Creek/US 101 undercrossing. Work also includes verifying right of way with respect to SLO Land Conservancy, private property, and Caltrans ownership.

## Task 3 – Analysis of Alternative 6A and 6B

The analysis of the alternative will be consistent with other alternatives in the DEIR; however, the level of detail in this case will be expanded to ensure that certain technical evaluations—agriculture, hydrology, biology, and cultural resources—are incorporated to support the RDEIR's conclusions. In addition to PMC's work to provide a comparative analysis of the alternative against the proposed project, the project team will complete the following supplemental technical studies:

**Hydraulic Analysis:** Questa Engineering will complete a hydraulic analysis and prepare a brief letter report/memorandum describing the following results:

- a) Quantitative analysis of the relocated bridge near Baron Canyon, including new topographic survey information and revision of the HEC-RAS hydraulic model results and stream and floodplain cross sections; and

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- b) Quantitative analysis for the route under US 101 option using/updating the existing HEC-RAS model and existing US 101 bridge and channel bottom information, as obtained from Caltrans and from new ground surveys and cross section of SLO Creek and floodplain.

Questa will also update the location hydraulic study based on the hydraulic analysis, and coordinate as-needed with PMC, SLO County, and Caltrans on completion of above tasks. This includes up to 3 meetings in SLO with County staff, and Caltrans.

**Biological Resource Assessment:** SWCA will prepare a biological resource assessment (BRA) to evaluate the effects of the proposed alternative on existing biological resources, in a format consistent with the County Biological Report Guidelines (December 2009). The BRA will discuss methods employed to conduct the study and will document existing conditions. Habitat and impact assessments will be provided for any special-status species or sensitive habitats that are identified within a 10-mile radius of the study area. A site survey will encompass the entire Alternative 6A and 6B alignments. Since most of the alignment is managed for agriculture, SWCA anticipates a low potential for rare species to occur in the subject property. Based on aerial photographs and SWCA's knowledge of the site, the presence of riparian habitat indicates that the BRA will need to address potential impacts to riparian vegetation and aquatic resources. Specific tasks of the BRA will include:

Literature Review. SWCA will conduct a query of the California Natural Diversity Database (CNDDB), managed by the California Department of Fish and Wildlife (CDFW), prior to conducting the field survey. The database query will provide SWCA with a list of reported occurrences of special-status plant species, wildlife species, and sensitive habitats that have been documented in the Pismo Beach Northeast US Geological Survey (USGS) 7.5-minute quadrangle and the seven surrounding quadrangles. SWCA will also review in-house documents that have been prepared for the Bob Jones Pathway project.

Field Survey. Following the literature review, SWCA will conduct a field survey of the alternative alignment 6A and 6B. The purpose of the survey will be to: (1) evaluate existing conditions to determine suitability for the presence or absence of special-status plant and wildlife species; (2) document and record species observed; and (3) map all habitats and sensitive resources present using a Trimble GeoXT Global Positioning Systems (GPS) unit capable of submeter accuracy. Site conditions and resources will be photo-documented. In order to satisfy CEQA, SWCA would be required to conduct botanical surveys during the typical blooming period for special-status plant species that have the potential to occur in the alignment. Based on review of aerial photographs, there is a low potential for sensitive botanical resources to occur in the alignment(s). Therefore, SWCA proposes to conduct one survey, preferably in the spring. SWCA can adjust the survey schedule if project timing does not accommodate a spring survey. If the initial survey indicates that a greater survey effort is required, SWCA will conduct the needed additional survey(s) under an amended scope. The amount and timing of additional surveys depends on the habitat conditions and the target species. The field survey(s) will be conducted by SWCA Senior Biologist Travis Belt. Please note that this proposal does not include a scope for any protocol wildlife surveys. Should these services be required by agency personnel or the County, SWCA would prepare a separate cost estimate for these services.

BRA Report Preparation. SWCA will prepare a detailed BRA per County guidelines based on the literature review, field survey, and mapping results. SWCA has prepared several of these reports to the satisfaction of the County in the past and is familiar with their expectations and requirements. The final

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BRA would include a discussion of existing conditions, identified regulatory issues, list of species observed on-site, and habitat map. The map can be utilized to calculate habitat impact calculations based on the client-provided alignment plans. Mitigation recommendations will be included to avoid or minimize impacts to sensitive botanical and fauna resources. Any limitations of surveys and conclusions would also be addressed in the report.

**Archaeological Survey Report:** The archeological survey report (ASR) will be prepared by Far Western, expanding on their previous work for this project. Tasks completed by Far Western as part of the Archaeological Survey Report (ASR) will include:

- Far Western will complete field survey of the two variations of the Alternative 6 alignment. Segment 6B is an approximately one-mile long route extending from San Luis Bay Drive northward along the east side of US 101 to the Baron Canyon/Monte Road area, and Segment 6A, as a variation, is an approximately 1/3 mile segment running along portions of San Luis Obispo Creek (instead of along the highway). Route 6B and a small portion of 6A are outside the original project APE that was investigated by Far Western in 2012. The addition of the alternative will require an approximate 1/6 mile supplementary field survey for archaeological resources. It is assumed, for the purposes of this scope of work, that no new records search is required, and no sites will be identified or recorded during the field survey.
- The ASR will be prepared using pertinent information from the prior documents prepared by Far Western and will present findings from the current study. If the survey results in negative findings, a short negative ASR report will be prepared. If archaeological sites are identified, Far Western will notify PMC and the County regarding expansion of the scope of work to prepare a positive ASR.
- Far Western will participate in one in-person Team Meeting to discuss project status and analysis results.

## **Task 4 – Prepare and Circulate RDEIR**

This task includes all work necessary to package and circulate the RDEIR document for public review. This includes preparation of an administrative draft version for County review, incorporation of County edits and comments, preparation of a “screencheck” version for final approval, preparation of a new Notice of Completion, and internal quality control review prior to publication. This task includes time for PMC professional and administrative staff.

## **Task 5 – Response to Comments on Recirculated Material/Prepare Final EIR**

Following receipt of public comments on the recirculated Alternatives section, PMC will provide responses for inclusion in the Final EIR. These responses will be organized separately from other material in the Final EIR to clearly distinguish the two review periods. All responses, errata, and any necessary supporting documentation will be compiled into the Final EIR document. The level of effort assumes that no new significant issues will be raised and that the comments received are not excessive in scope or content. Responses to other comments (not related to project alternatives) will continue to be responded to consistent with PMC’s existing scope and budget for that task.

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## Task 6 – Additional Meetings

For budgeting purposes, PMC anticipates up to three (3) in person meetings, including one team meeting to occur after the field survey information is compiled; one meeting with Caltrans staff to confirm information is sufficient for their consideration; and one general team check in meeting. Team meetings are assumed to include participation of PMC and key subconsultants. The Caltrans meeting is assumed to include the participation of PMC and Questa Engineering. We also assume up to three (3) project-level conference calls, and one (1) additional public meeting during public review of the RDEIR to communicate the project concept and CEQA process to the public.

## BUDGET PROPOSAL

| Task   | Hours      | Cost            |
|--|------------|-----------------|
| RDEIR Format and Introduction  | 15         | \$2,250         |
| Alternative Description and Definition   | 20         | \$3,000         |
| Analysis of Alternative 6A and 6B  | 40         | \$6,000         |
| Prepare and Circulate RDEIR (administrative, screencheck and public review drafts) | 40         | \$6,000         |
| Response to Comments on RDEIR  | 25         | \$3,750         |
| Additional Meetings  | 40         | \$6,000         |
| Questa Engineering   | n/a        | \$39,930        |
| SWCA   | n/a        | \$6,050         |
| Far Western  | n/a        | \$6,270         |
| PMC Admin and Direct Costs   | n/a        | \$1,000         |
| <b>Total Additional</b>  | <b>175</b> | <b>\$80,250</b> |

## PRELIMINARY SCHEDULE

|   |             |
|---|-------------|
| Notice to Proceed                         | Week 1      |
| Authorize/Complete Technical Studies      | Weeks 1–8   |
| Alternative Description and Definition    | Week 8      |
| Analysis of New Alternative               | Week 12     |
| Package RDEIR for County Review           | Week 14     |
| Make Edits/Prepare Public Review Document | Week 16     |
| 45-Day Public Review                      | Weeks 17-23 |
| Respond to Comments/Final EIR             | Week 26     |

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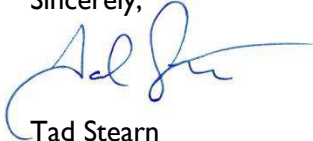
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This schedule is preliminary, pending review and consultation with County staff. We recommend a contract expiration date of one year from execution, in order to accommodate any unforeseen changes in schedule.

Please contact me after your review this proposal so that we may finalize the scope and assumptions for the work. We look forward to evaluating this alternative and moving the project forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tad Stearn", with a stylized flourish extending to the right.

Tad Stearn  
Principal/Project Manager